

ZOMER COMPANY
REALTY & AUCTION

LIVE PUBLIC Land Auction

**Upcoming Live Public Auction Of 85+/- Acres Of
Grant TWP, Lyon County, IA Farmland!**

**This Farmland Is Located
Northeast Of George, IA!**

Chane Patten - Owner

Sale Date

November 28, 2023

at 10:30 A.M.



Approx. Boundary Lines

Zomer Company | Zomercompany.com

Broker: Mark Zomer - 712-470-2526 | Blake Zomer - 712-460-2552 | Ryan Zomer—712-441-3970

Bryce Zomer - 712-451-9444 | Gary Van Den Berg - 712-470-2068 | Darrell Vande Vegte - 712-470-1125

Don Krommendyk—712-470-3203 | Ivan Huenink 712-470-2003 | Gerad Gradert 712-539-8794

Auctioneer's Note: The Zomer Company is honored to have been selected by Chane to offer for sale at live public auction this tract of farmland! Land in Grant TWP is not always readily available for sale at auction! If you are looking for a nice tract of farmland to add to your current operation or investment portfolio then be sure to make plans to attend this auction and purchase this farm! Watch zomercompany.com in case of inclement weather!

Location: From Jurrens Funeral Home in George, IA go East on A34 (210th St.) for 3 miles to L20 (Larch Ave) then go 1 1/4 mile North on L20 (Larch Ave) to the farmland. Land is located on the West side of Larch Ave. Auction to be held at the site of the farmland. Watch zomercompany.com for inclement weather!



Approx. Boundary Lines

Abbreviated Legal Description: Parcel K in the SE1/4 of Section 29, TWP 99N, Range 43W, Lyon County, IA.

Sold subject to public roads and easements of record.

General description: According to the recent survey, this property contains 85+/- gross acres. According to FSA/Survey, this farm contains approx. 80+/- tillable acres with approx. 1.30+/- acres of trees with the remainder in road/ditch. This farm is classified as NHEL. The predominant soil types include: 608-Dempster, 203-Cylinder, 808B-Dempster, P733-Calco, 174B-Bolan, 808-Dempster, 608B-Dempster, 608C2-Dempster, 174-Bolan, 91-Primghar, 133-Colo. The average **CSR2 is 46.9 and the average CSR1 is 51.9**. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 144bu on corn and PLC yield of 43bu on soybeans. This is a very nice tract of land with a very nice topography which offers predominantly all long rows which offers excellent farm ability for larger equipment! Land is not often available for sale in this area! If you are a younger farmer or established farmer or investor looking for a nice tract of land to purchase to add to your operation or investment portfolio then be sure to take a look at this farm! Make plans today to attend this auction!

Method of sale: Auction will be held at the site of the farmland (Watch zomercompany.com for inclement weather). Farmland will be sold with the final bid price x the gross surveyed acres.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. \$2,350.00 per year on the farmland. Taxes will reassessed by the county due to the recent survey. Taxes listed are only estimated and are not guaranteed.

Possession: Possession of these farms will be on March 1, 2024. This land is available to farm for the 2024 crop year!

Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before January 18, 2024, when the buyer shall receive a clear and merchantable title to the property. This farm is being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. Sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing if any will be the responsibility of the purchaser pursuant to IA statutes. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. All buyers are encouraged to do buyer's due diligence. This Property is being sold subject to the confirmation of the sellers. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Micah Schreurs, Woods Fuller Law Firm—Attorney for Seller.**

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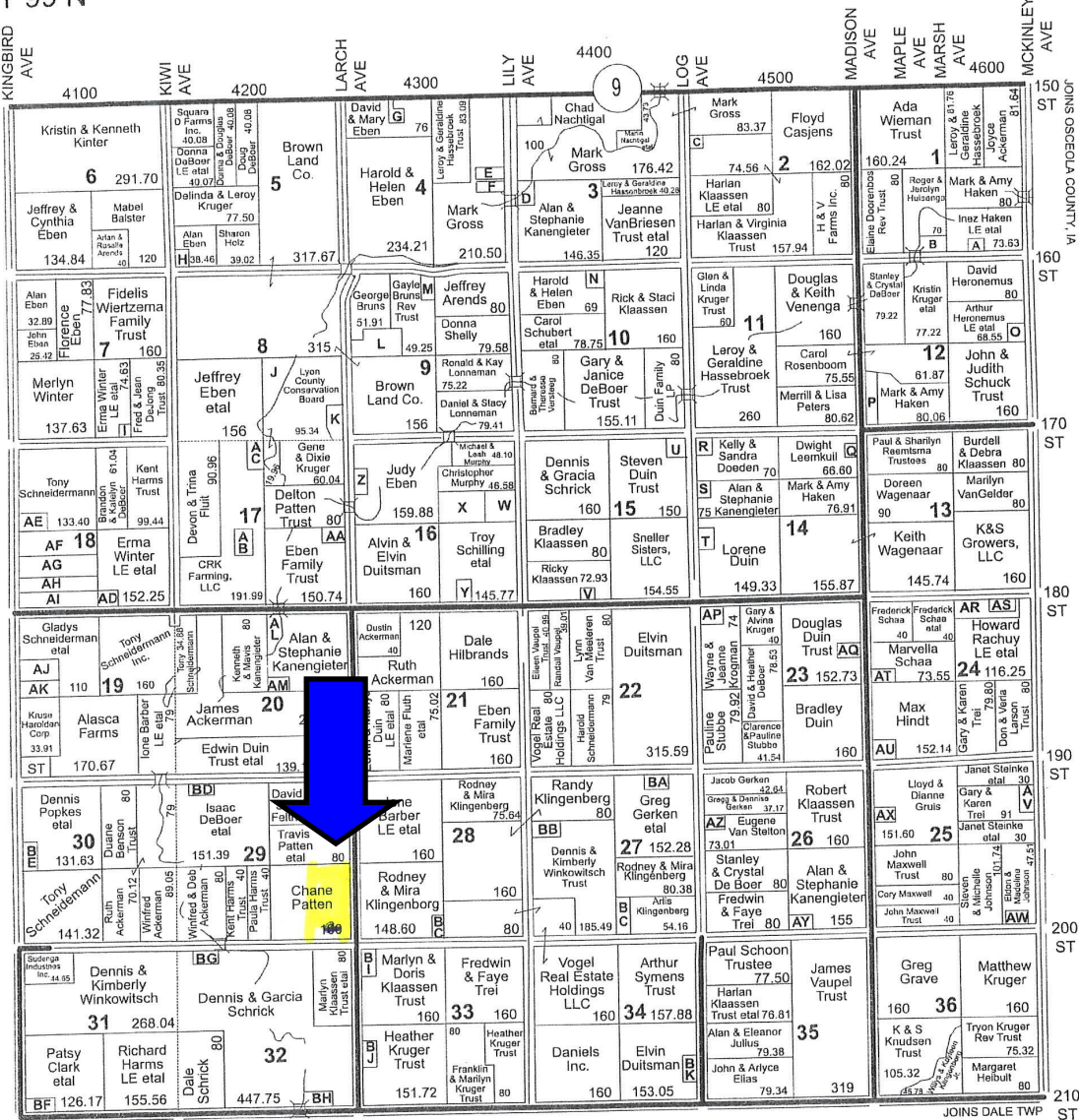
GRANT TWP

LAND OWNER

T 99 N

R 43 W

LAND OWNER & RURAL RESIDENT MAPS



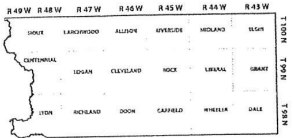
Small Tracts

- Section 1 A Mark Haken - 6.24
- B Stanley & Crystal DeBoer - 10
- Section 2 C Carol Groen - 5.44
- D Denis Nachtigal etal - 13.65
- Section 4 E W.Hodgman & Sons Inc. - 12
- F Southern MN Construction Co. Inc. - 18.86
- G Old Homestead, LLC - 10.87
- Section 5 H Joey Kruger - 5.48
- Section 7 I Austin & Shelby Hayenga - 5.58
- Section 8 J Greg DeBoer etal - 37.67
- K White Cwl Farms, LLC - 27.55
- Section 9 L Lyon County Conservation Board - 38.59
- M Lonnie & Bonnie Kruger - 20.25
- Section 10 N David & Mary Eben - 8.10
- Section 12 O Arthur & Constance Heronemus - 11.07
- P Floyd & Teresa Duin - 18.64
- Section 14 Q High Plains Dairy, LLP - 10.14
- R Mark & Wendy Leankull - 17.32

- Section 14 S Chad & Stacy Sneller - 5.82
- T Mervis & Lorlie Groen - 5.82
- Section 15 U Mervis & Lorlie Groen - 5.82
- V Kenneth & Sharon Fuller - 6.07
- Section 16 W Woodford Creek Farms, LLP - 20
- X Kenneth & Mary Murphy - 28.94
- Y Donna Schilling - 10
- Z Thomas Doeden - 9.50
- Section 17 AA Scott Eben - 9.26
- AB Arnold Eben - 8.77
- AC Arnold Eben - 23.43
- Section 18 AD Bob & Rhonda Kruse - 7.10
- AE Daniel & Jodi DeGroot - 6.03
- AF Jeremy & Jessie Eben - 39.65
- AG Brian & Stacy Eben - 39.84
- AH Darren Winkowitsch - 25.92
- AI Marlyn Wintler - 34.53
- Section 19 AJ Keith & Janelle VanDrunen - 20.56
- AK Burdell & Janice Schneidermann - 9.79
- Section 20 AL Lyon Co. Conservation Board - 29.50
- AM Dustin Ackerman - 5.88

- Section 20 AN James & Ruth Ackerman - 7.59
- AO Verlyn & Diane Bourna - 6.73
- Section 23 AP Don & Dawn DeBoer - 5
- AQ Clifford & Varla Groen - 7.27
- Section 24 AR Jeanne Krogman - 33.40
- AS Wayne & Jeanne Krogman - 6.80
- AT Cody Schwarz - 6
- AU Alan & Stephanie Kanenglieter - 8.05
- Section 25 AV Trei Corp. - 9
- AW Rockstar Farms Inc. - 8.74
- AX Ryan & Sharla Klingenberg - 8.40
- Section 26 AY Precision Pork, LLLP - 5
- AZ Jerry & Candy Sandulte - 6.99
- Section 27 BA Gregg & Denise Gerken - 8.12
- BB Whilys Klingenberg Jr. - 24.59
- BC Douglas & Dona Klingenberg - 12.35
- Section 28 BD Frefking Family Farms - 5
- Section 29 BE Mark Gross - 5.79
- Section 30 BF Randall & Taresa Popkes - 12

- Section 31 BG Kaleb Modder - 6.15
- Section 32 BH Schrick Farms Inc. - 18.91
- BI Steven & Amanda Thole - 10.85
- Section 33 BJ Dennis & Kimberly Winkowitsch - 8.27
- Section 34 BK Darwin & Brenda Gerken - 6.95



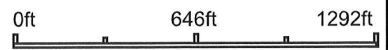
LYON COUNTY, IA

Aerial Map



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Boundary Center: 43° 21' 49.24, -95° 56' 33.38



29-99N-43W
Lyon County
Iowa

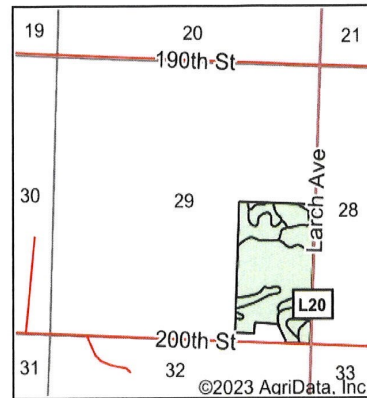
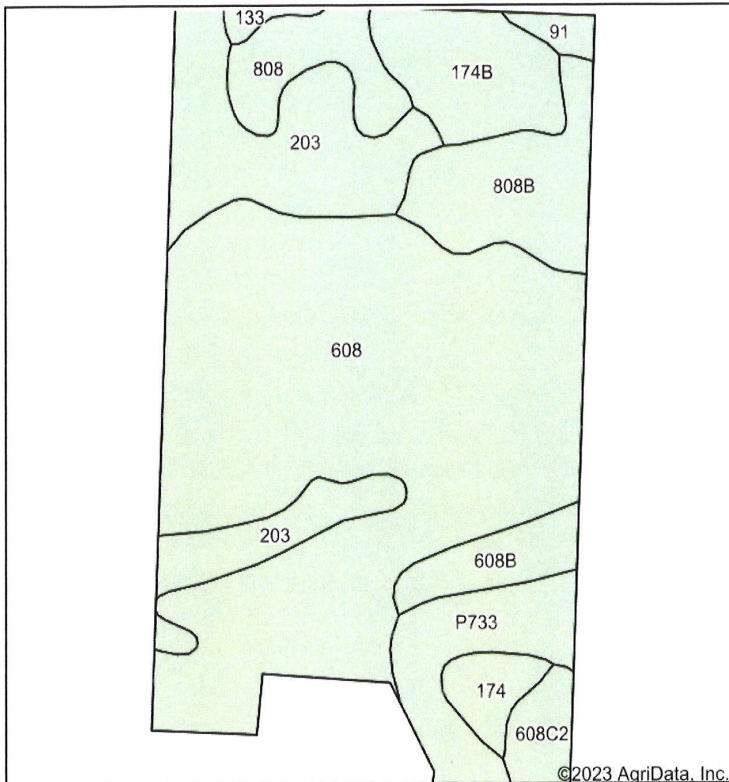


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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10/9/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **29-99N-43W**
 Township: **Grant**
 Acres: **85**
 Date: **9/16/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IA119, Soil Area Version: 31

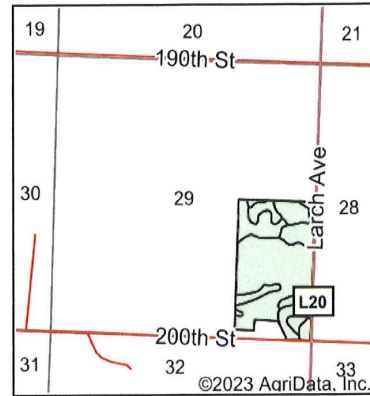
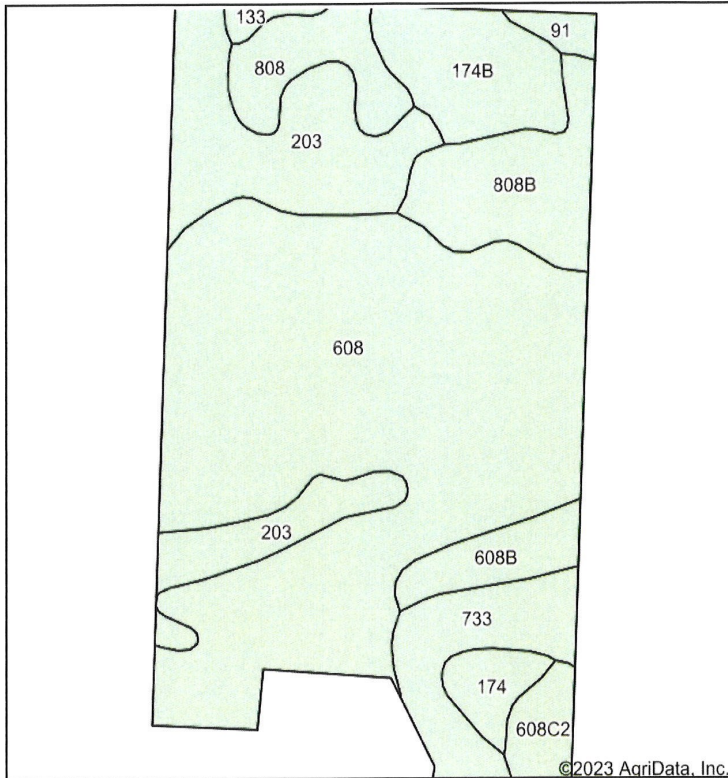
| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | CSR2** | CSR | *n NCCPI Soybeans |
|-------------------------|---|-------|------------------|------------------|-------------|-------------|-------------------|
| 608 | Dempster silt loam, moderately deep, 0 to 2 percent slopes | 43.33 | 51.0% | IIs | 40 | 50 | 43 |
| 203 | Cylinder silty clay loam, deep, 0 to 2 percent slopes | 12.62 | 14.8% | I | 60 | 60 | 60 |
| 808B | Dempster silt loam, deep, 2 to 5 percent slopes | 6.35 | 7.5% | Ile | 35 | 52 | 46 |
| P733 | Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded | 5.57 | 6.6% | IIw | 78 | | 75 |
| 174B | Bolan loam, 2 to 5 percent slopes | 5.54 | 6.5% | Ile | 55 | 43 | 52 |
| 808 | Dempster silt loam, deep, 0 to 2 percent slopes | 3.78 | 4.4% | I | 40 | 57 | 47 |
| 608B | Dempster silt loam, moderately deep, 2 to 5 percent slopes | 2.72 | 3.2% | Ile | 35 | 43 | 42 |
| 608C2 | Dempster silt loam, moderately deep, 5 to 9 percent slopes, moderately eroded | 1.95 | 2.3% | IIIe | 27 | 24 | 51 |
| 174 | Bolan loam, 0 to 2 percent slopes | 1.79 | 2.1% | IIs | 62 | 48 | 56 |
| 91 | Primghar silty clay loam, 0 to 2 percent slopes | 0.76 | 0.9% | Iw | 100 | 76 | 78 |
| 133 | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded | 0.59 | 0.7% | IIw | 78 | 69 | 80 |
| Weighted Average | | | | | 1.82 | 46.9 | *n 49.6 |

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **29-99N-43W**
 Township: **Grant**
 Acres: **85**
 Date: **9/16/2023**



Soils data provided by USDA and NRCS.

Archived Soils Ending 1/21/2012

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | CSR* | Alfalfa hay Tons | Bromegrass alfalfa AUM | Bromegrass alfalfa hay Tons | Corn Bu | Flax Bu | Grain sorghum Bu | Kentucky bluegrass AUM | Oats Bu | Smooth bromegrass AUM | Soybeans Bu |
|------|--|-------|------------------|------------------|------|------------------|------------------------|-----------------------------|---------|---------|------------------|------------------------|---------|-----------------------|-------------|
| 608 | Dempster silt loam, moderately deep, 0 to 2 percent slopes | 43.30 | 50.9% | Ils | 50 | 3.1 | 4.2 | | 154 | 23 | 58 | | 53 | | 27 |
| 203 | Cylinder silty clay loam, deep, 0 to 2 percent slopes | 12.69 | 14.9% | I | 60 | | 9.2 | 4.1 | 167 | | | 2.5 | 77 | 4.2 | 38 |
| 808B | Dempster silt loam, deep, 2 to 5 percent slopes | 6.32 | 7.4% | Ile | 52 | 3 | 4 | | 156 | 18 | 53 | | 69 | | 35 |
| 174B | Bolan loam, 2 to 5 percent slopes | 5.56 | 6.5% | Ile | 43 | | 8.5 | 3.2 | 144 | | | 1.9 | 57 | 3.1 | 29 |
| 733 | Calco silty clay loam, 0 to 2 percent slopes | 5.53 | 6.5% | Ilw | 64 | | 6.5 | 3.3 | 172 | | | 2.7 | 83 | 4.6 | 42 |

Soils data provided by USDA and NRCS.

Maps Provided By:



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| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | CSR* | Alfalfa hay Tons | Bromegrass alfalfa AUM | Bromegrass alfalfa hay Tons | Corn Bu | Flax Bu | Grain sorghum Bu | Kentucky bluegrass AUM | Oats Bu | Smooth bromegrass AUM | Soybeans Bu |
|-------------------------|---|-------|------------------|------------------|-------------|------------------|------------------------|-----------------------------|--------------|-----------|------------------|------------------------|-------------|-----------------------|-------------|
| 808 | Dempster silt loam, deep, 0 to 2 percent slopes | 3.79 | 4.5% | I | 57 | 3.1 | 4.2 | | 163 | 23 | 58 | | 71 | | 36 |
| 608B | Dempster silt loam, moderately deep, 2 to 5 percent slopes | 2.71 | 3.2% | Ile | 43 | 3 | 4 | | 144 | 18 | 53 | | 51 | | 26 |
| 608C2 | Dempster silt loam, moderately deep, 5 to 9 percent slopes, moderately eroded | 1.92 | 2.3% | IIle | 24 | 2.8 | 3.8 | | 118 | 14 | 46 | | 44 | | 22 |
| 174 | Bolan loam, 0 to 2 percent slopes | 1.79 | 2.1% | IIs | 48 | | 4 | 3.3 | 151 | | | 1.9 | 59 | 3.2 | 30 |
| 91 | Pringhar silty clay loam, 0 to 2 percent slopes | 0.78 | 0.9% | Iw | 76 | | 6.8 | 5.3 | 189 | | | 3.3 | 100 | 5.5 | 50 |
| 133 | Colo silty clay loam, 0 to 2 percent slopes | 0.61 | 0.7% | IIw | 69 | | 6.3 | 3.7 | 179 | | | 3 | 92 | 5 | 46 |
| Weighted Average | | | | 1.82 | 51.9 | 2.1 | 5.4 | 1.2 | 156.3 | 15 | 38.8 | 0.8 | 61.4 | 1.3 | 31 |

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 127.87 acres

2023 Program Year

Map Created March 17, 2023

Farm 7541
Tract 859

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

Tract Number : 859

Description : SE4 SEC 29 GRANT TWP 99 43

FSA Physical Location : IOWA/LYON

ANSI Physical Location : IOWA/LYON

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : CHANE PATTEN

Other Producers : None

Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 153.84 | 127.87 | 127.87 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |

IOWA
LYON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7541
Prepared : 9/12/23 12:03 PM CST
Crop Year : 2023

Tract 859 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 127.87 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

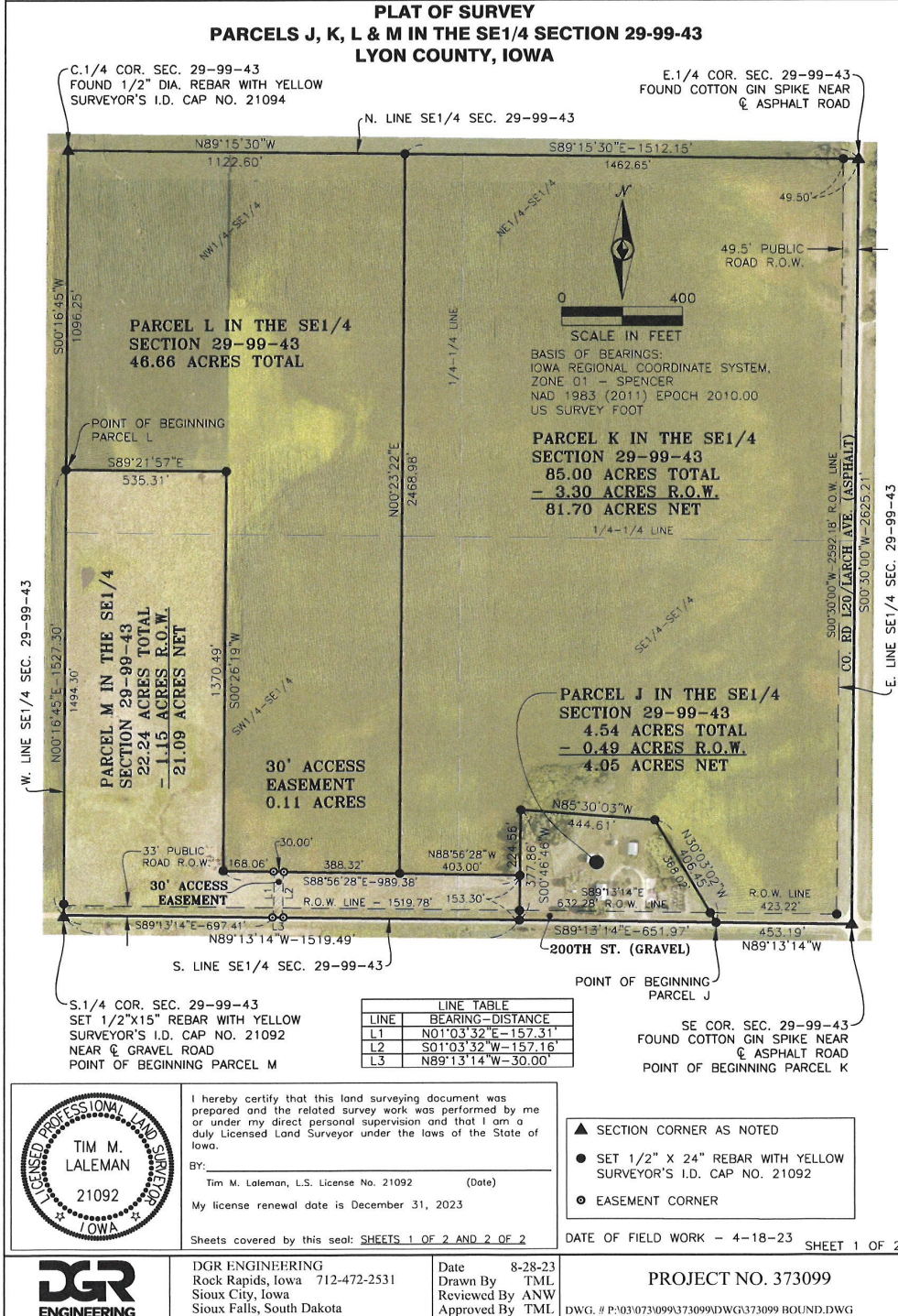
| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Corn | 67.62 | 0.00 | 144 |
| Soybeans | 56.76 | 0.00 | 43 |
| TOTAL | 124.38 | 0.00 | |

REVIEW DRAFT
8/28/23

LOCATION:
SE1/4 SECTION 29-99-43

PREPARED BY AND RETURN TO:
TIM M. LALEMAN, PLS
DGR ENGINEERING
1302 SOUTH UNION STREET
P.O. BOX 511
ROCK RAPIDS, IOWA 51246
PHONE: 712-472-2531

SURVEY REQUESTED BY: CHANE PATTEN
CURRENT PROPRIETOR: CHANE RYAN PATTEN



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

By: Tim M. Laleman, L.S. License No. 21092 (Date)

My license renewal date is December 31, 2023

Sheets covered by this seal: SHEETS 1 OF 2 AND 2 OF 2



DGR ENGINEERING
Rock Rapids, Iowa 712-472-2531
Sioux City, Iowa
Sioux Falls, South Dakota

Date 8-28-23
Drawn By TML
Reviewed By ANW
Approved By TML

PROJECT NO. 373099
DWG. # P:0310731099\373099\DWG\373099 BOUND.DWG



PROPERTY NOTES

PROPERTY NOTES

PRESENTED BY

ZOMER COMPANY

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Licensed in Iowa, South Dakota, Minnesota, & Nebraska

If you are thinking about selling your property—
Call today and let us explain our services and marketing strategies.
We understand that selling your Acreage, Farmland, Equipment,
Personal Property etc. is one of the most important things you will
do in your lifetime and we Thank You in advance for your trust
and confidence in our firm.

See our website

www.zomercompany.com

for our past successful results